178.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,000 / 658,000
					USE VALUE:	658,000 / 658,000
					ASSESSED:	658,000 / 658,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		DAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOK ROY F III
Owner 2:	
Owner 3:	
Street 1:	15 DAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BONELLO EDWARD L/ETAL -
Owner 2:	BONELLO MARIE A TRUSTEES -
Street 1:	93 DOW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1964, having primarily N/A Exterior and 1762 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5600.000	246,400		411,600	658,000
Total Card	0.129	246,400		411,600	658,000
Total Parcel	0.129	246,400		411,600	658,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.52 /Parcel: 373.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120951

GIS Ref

GIS Ref

Insp Date 07/13/18

!14023!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	246,400	0	5,600.	411,600	658,000		Year end	12/23/2021
2021	101	FV	237,700	0	5,600.	411,600	649,300		Year End Roll	12/10/2020
2020	101	FV	237,700	0	5,600.	411,600	649,300	649,300	Year End Roll	12/18/2019
2019	101	FV	195,300	0	5,600.	411,600	606,900	606,900	Year End Roll	1/3/2019
2018	101	FV	195,300	0	5,600.	346,900	542,200	542,200	Year End Roll	12/20/2017
2017	101	FV	195,300	0	5,600.	317,500	512,800	512,800	Year End Roll	1/3/2017
2016	101	FV	195,300	0	5,600.	270,500	465,800	465,800	Year End	1/4/2016
2015	101	FV	187,400	0	5,600.	235,200	422,600	422,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:11:45

LAST REV

Date	Time
12/26/19	10:27:42
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14023

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BONELLO EDWARD	1231-190		11/16/2000	Family	127,750	No	No		
	1151-174		2/13/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/26/2019	1516	Insulate						

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	336	PATRIOT
3/18/2000	Inspected	197	PATRIOT
1/4/2000	Mailer Sent		
12/28/1999	Measured	163	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	120951
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5600		Sq. Ft.	Site		0	70.	1.05	7									411,600						411,600	

Total AC/HA:	0.12856	Total SF/SM:	5600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,600	Spl Credit		Total:	411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:			
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.24604905
Const Adj.:	0.99742496
Adj $ / SQ:	136.712
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357091
Depreciation:	110698
Depreciated Total:	246393

COMMENTS

MINOR FIN BMT N/V SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	6	Baths:	2 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

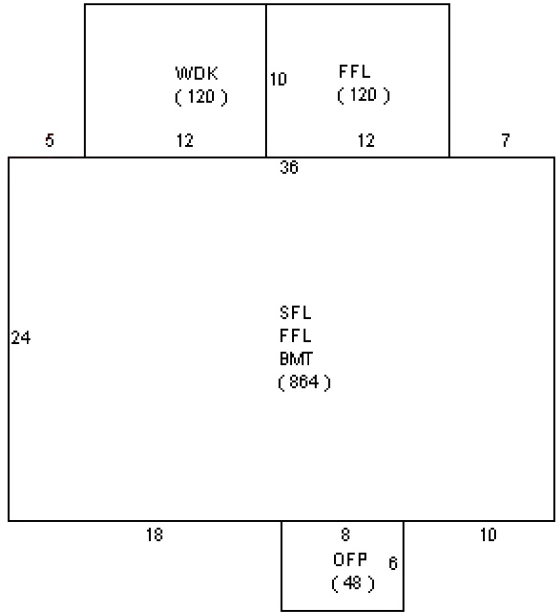
No Unit	RMS	BRS	FL
1	8	6	
Totals			
1	8	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.71
Special Features:	0	Val/Su Net:	88.19
Final Total:	246400	Val/Su SzAd	139.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	136.710	134,525
BMT	Basement	864	41.010	35,436
SFL	Second Floor	778	136.710	106,308
WDK	Deck	120	14.300	1,716
OFP	Open Porch	48	43.890	2,107

Net Sketched Area:	2,794			Total:	280,092
Size Ad	1761.5999	Gross Area	2880	FinArea	1762

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: